



# County of Fairfax, Virginia

*To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County*

March 9, 2007

David Hunter  
Spiritual House Church Planning  
2500 Oak Tree Lane  
Woodbridge, VA 22191

Re: Special Exception Application Number SE 2006-HM-017

Dear Mr. Hunter:

At a regular meeting of the Board of Supervisors held on January 8, 2007, the Board approved Special Exception Application Number SE 2006-HM-017 in the name of Fiaza Hanniffa, Montessori Children's Center. The subject property is located at 2745 Centreville Road (Tax Map 25-1 ((1)) 34C and 34D) The Board's action allows for a child care center to increase enrollment from 99 up to 150, a building addition, and associated development condition changes pursuant to Section 3-104 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions. Other by-right Special Exception, or Special Permit uses may be allowed on the site without amending this Special Exception, so long as the proposed use is in substantial conformance with the SE Plat.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Montessori Children Center" prepared by Muktar Ahmad – Metropolitan Consulting Engineers consisting of two sheets dated September 20, 2006, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. The total maximum daily enrollment shall be limited to 150.
5. The maximum number of staff shall not exceed 15.
6. The normal hours of operation shall be limited to 7:00 am to 6:00 pm.

Office of Clerk to the Board of Supervisors  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903  
Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)  
<http://www.fairfaxcounty.gov/bosclerk>

7. The parking area shall not be used for recreational purposes during the time of pick-up and drop-off.
8. All loading and unloading of children shall occur on the application property.
9. The architectural details, massing, and building colors and materials used in the construction of the proposed addition shall be consistent with the existing building materials as approved by the Department of Public Works and Environmental Services (DPWES). Photographic documentation and any additional materials which DPWES requires to make such a determination shall be provided by the applicant with submittal of a building permit.
10. No free-standing sign shall be allowed. All signage shall comply with the regulations of Article 12 of the Zoning Ordinance.
11. No residential use or caretaker's dwelling shall be allowed on site.
12. The applicant shall retain the existing transitional screening on site.
13. The applicant shall retain the existing 6 foot high board-on-board wood fence barrier around the play area shown on the SE Plat.
14. The applicant shall replace any tree proposed to be removed during the construction of the proposed parking lot expansion with new trees. The species, size and location of the replacement trees shall be determined by Urban Forest Management in DPWES at the time of Site Plan Review.

The Board also:

- **Modified the transitional screening yard requirement and the barrier requirement in favor of the existing on-site screening and barriers.**
- **Directed the Director of the Department of Public Works and Environmental Services to approve a waiver of the requirement for construction of a third lane on Centreville Road.**

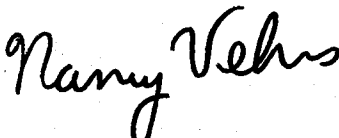
This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish

the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

If you have questions regarding the expiration of this Special Exception or filing a request for additional time, they should be directed to the Zoning Evaluation Division in the Department of Planning and Zoning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

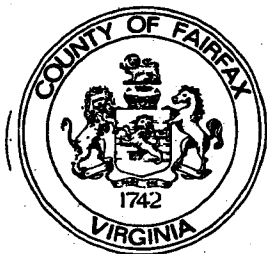
Sincerely,



Nancy Vehrs  
Clerk to the Board of Supervisors

NV/cwb

Cc: Chairman Gerald E. Connolly  
Supervisor Catherine Hudgins, Hunter Mill District  
Janet Coldsmith, Director, Real Estate Division. Dept. of Tax Administration  
Barbara A. Byron, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Thomas Conry, Dept. Manager. - GIS - Mapping/Overlay  
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division  
Ellen Gallagher, Capital Projects and Operations Div., Dept. of Transportation  
Audrey Clark, Director - Building Plan Review, DPWES  
Ken Williams, Plans & Document Control, ESRD, DPWES  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division  
Barbara J. Lipka, Executive Director, Planning Commission  
Jose Comayagua, Director, Facilities Management  
Gary Chevalier, Office of Capital Facilities/Fairfax County Public Schools



COUNTY OF FAIRFAX  
Department of Planning and Zoning  
Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, VA 22035 (703) 324-1290, TTY 711  
[www.fairfaxcounty.gov/dpz/zoning/applications](http://www.fairfaxcounty.gov/dpz/zoning/applications)

APPLICATION No: SE 2006-HM-01  
(Staff will assign)  
**RECEIVED**  
Department of Planning & Zoning  
MAY 02 2006  
Zoning Evaluation Division

**APPLICATION FOR A SPECIAL EXCEPTION**  
(PLEASE TYPE or PRINT IN BLACK INK)

<b>APPLICANT</b>	NAME	FIAZA HANNIFFA, <del>Montessori Children's G</del>	
	MAILING ADDRESS	5026 HUNTERWOOD MANOR DR, FAIRFAX	
	PHONE HOME	(703) 218-0874	WORK (703) 793-1890
	PHONE MOBILE	(703) 389-9129	
<b>PROPERTY INFORMATION</b>	PROPERTY ADDRESS	2745 CENTREVILLE ROAD, HERNDON VA 2017	
	TAX MAP NO.	25-1 (11) 34C + 34D	SIZE (ACRES/SQ FT) 2.68 Acre
	ZONING DISTRICT	K-1	MAGISTERIAL DISTRICT HUNTER MILL
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:	NA	
<b>SPECIAL EXCEPTION REQUEST INFORMATION</b>	ZONING ORDINANCE SECTION	9-006	
	PROPOSED USE	CHILD CARE CENTER TO ENROLLMENT OF 150	
<b>AGENT/CONTACT INFORMATION</b>	NAME	DAVID N. HUNTER	
	MAILING ADDRESS	2125 FORT DOWNSON COURT DOMFRIES VA 22026	
	PHONE NUMBER	HOME (703) 445-9098	WORK (703) 730-4026
	PHONE NUMBER	(703) MOBILE	
<b>MAILING</b>	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Cont		

The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.

DAVID N. HUNTER  
TYPE/PRINT NAME OF APPLICANT/AGENT

SIGNATURE OF APPLICANT/AGENT

NOT WRITE IN THIS SPACE

application accepted: 7-10-2006

application Fee Paid: \$ 5,295.00